

1 BILL NO. 92-04- 01

2 APPROPRIATION NO. 403-92

3 AN ORDINANCE appropriating monies
4 into an account enabling the lease
5 payment to be made to Standard
6 Federal Plaza Associates in
7 accordance with a Lease Agreement
8 dated April 13, 1988;

9 WHEREAS, on April 13, 1988, the Fort Wayne
10 Redevelopment Commission adopted Resolution 88-11,
11 approving a lease agreement with Standard Federal Plaza
12 Associates for the lease of 270 parking spaces in the
13 garage of the Standard Federal Plaza Building; and

14 WHEREAS, on May 10, 1988, the Common Council of
15 the City of Fort Wayne did pass Resolution R-88-04-26,
16 which approved said lease agreement between the Fort
17 Wayne Redevelopment Commission and Standard Federal Plaza
18 Associates;

19 WHEREAS, the duration of said lease agreement
20 is ten (10) years commencing from June 5, 1989, the day
21 the Certificate of Occupancy was issued for the Standard
22 Federal Plaza Building;

23 WHEREAS, said agreement provides for the annual
24 appropriation of the lease payment for the 270 parking
25 spaces; and

26 WHEREAS, funds in the amount of \$376,667.88 are
27 currently on deposit in the Redevelopment Commission
28 account 4399; and

29 WHEREAS, additional funds in the amount of
30 \$143,391.56 will be received on or about April 30, 1992
31 and funds in the amount of \$182,118.35 will be received
32 on or about June 30, 1992;

33 WHEREAS, said lease payment represents the TIF
34 portion of property taxes collected as follows:

FALL 1989 pay 1990)	>	\$376,667.88
SPRING 1990 pay 1991)		
FALL 1990 pay 1991		\$143,391.56
SPRING 1991 pay 1992		\$182,118.35

1 WHEREAS, the City Controller recommends
2 approval of said appropriation for said lease payment;
3 and
4

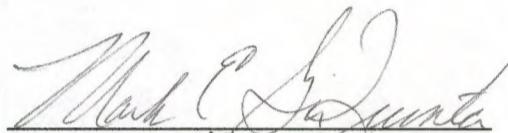
5 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON
6 COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:
7

8 SECTION 1. That there is hereby appropriated
9 to the 1992 budget account of the department listed
10 below, the following amounts to wit:
11

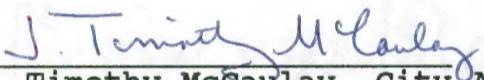
12 ADDITIONAL APPROPRIATION

REDEVELOPMENT	LEASE PAYMENT	<u>Appropriation</u>
4399		\$ 702,177.79

13 SECTION 2. That this ordinance shall be in
14 full force and affect from and after its passage and all
15 necessary approval by the Mayor.
16

17 
18 Council Member

19 APPROVED AS TO FORM
20 AND LEGALITY

21 
22 J. Timothy McCaulay, City Attorney
23

Read the first time in full and on motion by Schmidt,
seconded by J. J. Jones, and duly adopted, read the second time by
title and referred to the Committee on Finance (and the
City Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Common Council Conference Room 128, City-County
Building, Fort Wayne, Indiana, on Tuesday, the 28th, day
of April, 1992, at 7:00 o'clock P M., E.S.T.

DATED: 4-14-92

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt,
seconded by J. J. Jones, and duly adopted, placed on its passage.
PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
<u>TOTAL VOTES</u>	<u>8</u>			<u>1</u>
<u>BRADBURY</u>	<u>✓</u>			
<u>EDMONDS</u>	<u>✓</u>			
<u>GiaQUINTA</u>				<u>✓</u>
<u>HENRY</u>	<u>✓</u>			
<u>LONG</u>	<u>✓</u>			
<u>LUNSEY</u>	<u>✓</u>			
<u>RAVINE</u>	<u>✓</u>			
<u>SCHMIDT</u>	<u>✓</u>			
<u>TALARICO</u>	<u>✓</u>			

DATED: 4-28-92

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. A 03-92
on the 28th day of April, 1992

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Sandra E. Kennedy
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 29th day of April, 1992,
at the hour of 1:30 o'clock P M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 1st day of May,
1992, at the hour of 8:45 o'clock A M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

DIGEST SHEET

TITLE OF ORDINANCE APPROPRIATION

DEPARTMENT REQUESTING ORDINANCE REDVELOPMENT COMMISSION

SYNOPSIS OF ORDINANCE APPROVES APPROPRIATION TO LEASE AGREEMENT
FOR PARKING SPACES IN THE STANDARD FEDERAL PLAZA PARKING GARAGE.

A 90-04-01

EFFECT OF PASSAGE LEASE PAYMENT CAN BE MADE.

EFFECT OF NON-PASSAGE LEASE PAYMENT CANNOT BE MADE.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. A-92-04-01

REPORT OF THE COMMITTEE ON
COMMITTEE OF THE WHOLE

WE, YOUR COMMITTEE ON COMMITTEE OF THE WHOLE TO WHOM WAS REFERRED AN (ORDINANCE) (RESOLUTION) appropriating monies into an account enabling the lease payment to be made to the Standard Federal Plaza Associates in accordance with a Lease Agreement dated April 13, 1988

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<u>Q.S. Johnson</u>	_____	_____	_____
<u>John D. Edwards</u>	_____	_____	_____
<u>Charles Tony</u>	_____	_____	_____
<u>Deecey Caprice</u>	_____	_____	_____
<u>Mark J. Mass</u>	_____	_____	_____
<u>J. Braddock</u>	_____	_____	_____
<u>Sam J. Portman</u>	_____	_____	_____
<u>John C. Henry</u>	_____	_____	_____

DATED: 4-28-92

Sandra E. Kennedy
City Clerk



Fort Wayne Redevelopment Commission

TO: Fort Wayne City Council Persons
FM: Ron Fletcher, Director Fort Wayne Redevelopment Commission *R.F.*
Date: April 2, 1992
RE: Standard Federal Plaza Garage Lease Payment

The Fort Wayne Redevelopment Commission entered into a garage lease agreement with Kirco-Keenan Office Associates on April 13, 1988, to lease 270 parking spaces in the Standard Federal Plaza Parking Garage. This was part of an overall \$20.0 Million dollar financing package for the development of the 245,000 sq. ft. class A Standard Federal Plaza office building. The major terms of the agreement are as follows:

1. Redevelopment commission would lease 270 parking spaces for ten years from the hours of 6:00 p.m. to 6:00 a.m., Monday through Friday, and from 6:00 p.m. Friday to 6:00 a.m. Monday; the amount of the lease is to be the amount of the Tax Increment from the development. Parking would be available to the public during this time.
2. The developer would not ask for tax abatement even though they are entitled to receive 50% of their taxes on the improvements back over the ten year period.
3. The lease amount shall equal the Tax Increment generated by the project.
4. Developer would construct a 245,000 sq. ft. class A office space and 270 space parking garage.

The Redevelopment Commission received lease approval from City Council on May 11, 1988, Resolution R-21-88.

The Tax Increment received for fall 1989 pay 1990 and spring 1990 pay 1991 is \$376,667.88, fall 1990 pay May 1991 is \$143,391.56, spring 91 pay 92 is \$182,118.35. Total additional appropriation is \$702,177.79. According to state statutes, I will need to request an additional appropriation before lease payments can be made to the developer.

If you need any additional information please call me at 427-1127.

Enclosures: **Lease Agreement**
 Council Resolution R-21-88
 Redevelopment Commission Resolution 88-11



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1208

SANDRA E. KENNEDY, CITY CLERK

April 15, 1992

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of April 18, 1992, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. A-92-04-01
Appropriation Ordinance

Please send us 5 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE TO TAXPAPERS OF
ADDITIONAL APPROPRIATIONS

Notice is hereby given to the taxpayers of the City of Fort Wayne, Allen County, Indiana, that the Common Council of said Municipality will, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 28th day of April, 1992, at 7:00 P.M. o'clock, Eastern Standard Time, consider the following additional appropriations which said Council considers necessary to meet an extraordinary emergency existing at this time.

BILL NO. A-92-04-01

6 WHEREAS, on April 13, 1988, the Fort Wayne
7 Redevelopment Commission adopted Resolution 88-11,
8 approving a lease agreement with Standard Federal Plaza
9 Associates for the lease of 270 parking spaces in the
10 garage of the Standard Federal Plaza Building; and

11 WHEREAS, on May 10, 1988, the Common Council of
12 the City of Fort Wayne did pass Resolution R-88-04-26,
13 which approved said lease agreement between the Fort
14 Wayne Redevelopment Commission and Standard Federal Plaza
15 Associates;

16 WHEREAS, the duration of said lease agreement
17 is ten (10) years commencing from June 5, 1989, the day
18 the Certificate of Occupancy was issued for the Standard
19 Federal Plaza Building;

20 WHEREAS, said agreement provides for the annual
21 appropriation of the lease payment for the 270 parking
22 spaces; and

23 WHEREAS, funds in the amount of \$376,667.88 are
24 currently on deposit in the Redevelopment Commission
25 account 4399; and

26 WHEREAS, additional funds in the amount of
27 \$143,391.56 will be received on or about April 30, 1992
28 and funds in the amount of \$182,118.35 will be received
29 on or about June 30, 1992;

30 WHEREAS, said lease payment represents the TIF
31 portion of property taxes collected as follows:

FALL 1989 pay 1990)	>	\$376,667.88
SPRING 1990 pay 1991)		
FALL 1990 pay 1991		\$143,391.56
SPRING 1991 pay 1992		\$182,118.35

PAGE 2

1 WHEREAS, the City Controller recommends
2 approval of said appropriation for said lease payment;
3 and
4

5 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON
6 COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:
7

8 SECTION 1. That there is hereby appropriated
9 to the 1992 budget account of the department listed
10 below, the following amounts to wit:
11

12 **ADDITIONAL APPROPRIATION**

REDEVELOPMENT	LEASE PAYMENT	<u>Appropriation</u>
4399		\$ 702,177.79

13 SECTION 2. That this ordinance shall be in
14 full force and affect from and after its passage and all
15 necessary approval by the Mayor.

16 Mark E. GiaQuinta

17 Council Member

18 Taxpayers appearing at such meeting shall have a right to be heard
19 thereon. The additional appropriation, as finally made, will be
20 automatically referred to the State Board of Tax Commissioners, which
21 Commission will hold a further hearing within fifteen days at the County
22 Auditor's Office of Allen County, Indiana, or at such other place as
23 may be designated. At such hearing, taxpayers objection to any of such
24 additional appropriations may be heard and interested taxpayers may
25 inquire of the County Auditor when and where such hearing will be held.

26 SANDRA E. KENNEDY, CITY CLERK

FW Common Council

(Governmental Unit)

County, Indiana

To: The Journal-Gazette
P.O. Box 100
Fort Wayne, IN

Dr.

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

72 lines, 1 columns wide equals 72 equivalent lines
at .33 cents per line

\$ 23.76

Additional charge for notices containing rule or tabular work
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

3.00

TOTAL AMOUNT OF CLAIM

\$ 26.76

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

NOTICE TO TAXPAYERS OF
ADDITIONAL APPROPRIATIONS
Notice is hereby given to the taxpayers of the City of
Fort Wayne, Allen County, Indiana, that the Common
Council of said Municipality will, at the Council
Chambers, City-County Building, Fort Wayne, Indiana,
on Tuesday, the 28th day of April, 1992, at 7:00 P.M.
o'clock, Eastern Standard Time, consider the following
additional appropriations which said Council considers
necessary to meet an extraordinary emergency
existing at this time.

BILL NO. A-92-04-01

WHEREAS, on April 13, 1988, the Fort Wayne
Redevelopment Commission adopted Resolution
88-11, approving a lease agreement with Standard
Federal Plaza Associates for the lease of 270 parking
spaces in the garage of the Standard Federal Plaza
Building; and

WHEREAS, on May 10, 1988, the Common Council
of the City of Fort Wayne did pass Resolution
R-88-04-26, which approved said lease agreement
between the Fort Wayne Redevelopment Commission
and Standard Federal Plaza Associates;

WHEREAS, the duration of said lease agreement is
ten (10) years commencing from June 5, 1989, the
day the Certificate of Occupancy was issued for the

Standard Federal Plaza Building;

WHEREAS, said agreement provides for the annual
appropriation of the lease payment for the 270 parking
spaces; and

WHEREAS, funds in the amount of \$376,667.88 are
currently on deposit in the Redevelopment Commis-
sion account 4399; and

WHEREAS, additional funds in the amount of
\$143,391.56 will be received on or about April 30, 1992
and funds in the amount of \$182,118.35 will be received
on or about June 30, 1992;

WHEREAS, said lease payment represents the TIF
portion of property taxes collected as follows:
FALL 1989 pay 1990; SPRING 1990 pay 1991;
376,667.88

FALL 1990 pay 1991 143,391.56
SPRING 1991 pay 1992 182,118.35
WHEREAS, the City Controller recommends approval
of said appropriation for said lease payment; and

NOW, THEREFORE, BE IT ORDAINED BY THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That there is hereby appropriated to the
1992 budget account of the department listed below,
the following amounts to wit:

ADDITIONAL APPROPRIATION
REDEVELOPMENT LEASE PAYMENT Appropriation
4399 702,177.79

SECTION 2. That this ordinance shall be in full force and
effect from and after its passage and all necessary
approval by the Mayor.

Mark E. GlaQuinta
Council Member

Taxpayers appearing at such meeting shall have a
right to be heard thereon. The additional appropria-
tion, as finally made, will be automatically referred to the
State Board of Tax Commissioners, which Commis-
sion will hold a further hearing within fifteen days at the

County Auditors' Office of Allen County, Indiana, or at
such other place as may be designated. At such
hearing, taxpayers objection to any of such additional
appropriations may be heard and interested taxpayers
may inquire of the County Auditor when and where
such hearing will be held.

Sandra E. Kennedy, City Clerk

My commission expires: March 3, 1994

Notary Public Whitley County, IN
SHELLEY R. LARUE

Subscribed and sworn to before me this 18th day of April 1992

Shelley Larue

Form Prescribed by State Board of Accounts

FW Common Council

(Governmental Unit)

County, Indiana

General Form No. 99P (Revised 1987)

The News-Sentinel

Dr.

P.O. Box 100
Fort Wayne, IN

PUBLISHER'S CLAIM

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NOTICE TO TAX PAYERS OF ADDITIONAL APPROPRIATIONS
Notice is hereby given to the taxpayers of the City of Fort Wayne, Allen County, Indiana, that the Common Council of said Municipality will, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 28th day of April, 1992, at 7:00 P.M., o'clock, Eastern Standard Time, consider the following additional appropriations which said Council considers necessary to meet an extraordinary emergency existing at this time.

BILL NO. A-92-04-01

WHEREAS, on April 13, 1988, the Fort Wayne Redevelopment Commission adopted Resolution R-88-04-26, approving a lease agreement with Standard Federal Plaza Associates for the lease of 270 parking spaces in the garage of the Standard Federal Plaza Building; and

WHEREAS, on May 10, 1988, the Common Council of the City of Fort Wayne did pass Resolution R-88-04-26, which approved said lease agreement between the Fort Wayne Redevelopment Commission and Standard Federal Plaza Associates;

WHEREAS, the duration of said lease agreement is ten (10) years commencing from June 5, 1989, the day the Certificate of Occupancy was issued for the Standard Federal Plaza Building;

WHEREAS, said agreement provides for the annual appropriation of the lease payment for the 270 parking spaces; and

WHEREAS, funds in the amount of \$376,667.88 are currently on deposit in the Redevelopment Commission account #399; and

WHEREAS, additional funds in the amount of \$143,391.56 will be received on or about April 30, 1992, and funds in the amount of \$182,118.35 will be received on or about June 30, 1992;

WHEREAS, said lease payment represents the portion of property taxes collected as follows:

FALL 1988 pay 1989; SPRING 1989 pay 1991
376,667.88 143,391.56

SPRING 1991 pay 1992 182,118.35
WHEREAS, the City Controller recommends approval of said appropriation for said lease payment; and

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE INDIANA:

SECTION 1. That there is hereby appropriated to the 1992 budget account of the department listed below the following amounts to wit:

ADDITIONAL APPROPRIATION
REDEVELOPMENT LEASE PAYMENT Appropriation
4399 \$702,177.78

SECTION 2. That this ordinance shall be in full force and affect from and after its passage and all necessary approval by the Mayor.

Mark E. GiaQuinta
Council Member

Taxpayers appearing at such meeting shall have a right to be heard thereon. The additional appropriation, as finally made, will be automatically referred to the State Board of Tax Commissioners, which Commission will hold a further hearing within fifteen days at the County Auditor's Office of Allen County, Indiana, or at such other place as may be designated. At such hearing, taxpayers objection to any of such additional appropriations may be heard and interested taxpayer may inquire of the County Auditor when and where such hearing will be held.

Sandra E. Kennedy, City Clerk

and penalties of Chapter 155, Acts 1953,

going account is just and correct, that the amount allowing all just credits, and that no part of the

Title:

Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/

she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time , the dates of publication being as follows:

4/18/92

Cindy Gillenwater

Subscribed and sworn to before me this 18th day of April 1992

Notary Public Whitley County, IN
SHELLEY R. LARUE

My commission expires: March 3, 1994

FW Common Council

(Governmental Unit)

County, Indiana

To: The News-Sentinel

Dr.

P.O. Box 100

Fort Wayne, IN

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TOTAL AMOUNT OF CLAIM

\$ 26.76

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Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.



Date: April 18, 1992

Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

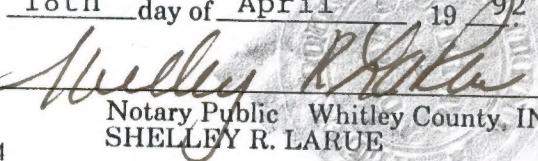
Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

4/18/92



Subscribed and sworn to before me this 18th day of April 1992



Notary Public Whitley County, IN
SHELLEY R. LARUE

My commission expires: March 3, 1994

on or about June 30, 1992;
 WHEREAS, said lease payment represents the portion of property taxes collected as follows:
 FALL 1988 pay 1980; SPRING 1990 pay 1991
 376,667.88
 FALL 1990 pay 1991 143,391.56
 SPRING 1991 pay 1992 182,118.3
 WHEREAS, the City Controller recommends approval of said appropriation for said lease payment; and
 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE INDIANA:

SECTION 1. That there is hereby appropriated to the 1992 budget account of the department listed below the following amounts to wit:

ADDITIONAL APPROPRIATION
 REDEVELOPMENT LEASE PAYMENT Appropriation 4399 702,177.75
 SECTION 2. That this ordinance shall be in full force and effect from and after its passage and all necessary approval by the Mayor.

Mark E. GiaQuinta
 Council Member
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Sandra E. Kennedy, City Clerk